

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine 938-4966

**Project Name:** New River Associates, Ltd.

**Case #:** 141-R-96

**Date:** August 14, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form 7460-1 must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A second Notice of Proposed Construction or Alteration must be filed since the construction crane or equipment will exceed 200 feet in height.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. (954) 828-5123  
Office Fax: (954) 828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** New River Village Apartments  
Phase II

**Case #:** 141-R-96

**Date:** 8/14/01

**Comments:**

1. The engineer shall design, apply for, and obtain the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with the applicable surface water management criteria must be submitted with the application for Building Permit.
2. The engineer and/or contractor shall provide design plans sufficient for evaluating intentions for dewatering for foundation, utility, or other underground construction. These plans shall be reviewed for impacts to the City's drainage system, adjacent properties, and quality of any discharges into adjacent surface water bodies. These plans will be due prior to application for a foundation permit.
3. S.E. 3 Avenue is indicated as a trafficway of minimum 80 ft. width on the Broward County Trafficways Plan. The submitted sketch of survey appears to indicate a 30 ft. half-section for S.E. 3 Avenue. The applicant must determine and provide evidence of the most recent right of way section recorded for this roadway from Broward County or City records. If 30 ft. is all that exists east of centerline an additional 10 ft. of right of way shall be dedicated.
4. The submitted surveys are not valid as indicated in the red stamped wording on sheets 1, 2, and 3 of the Engineering drawings submitted. Please obtain the most recent right of way and indicate on all of the architectural and engineering site plans where and what width of right of way will be dedicated to satisfy the S.E. 3 Avenue right of way minimum requirement.

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5. The work proposed within portions of S.E. 3 Avenue requires a Broward County Engineering Permit.
6. Please indicate the status of the two current easements shown on this project site. The temporary 24 ft. access easement dedicated to Broward County and the 15 ft. drainage easement are shown on sheet 1 of 3 survey drawings. These easements must be vacated prior to issuance of a building permit over them.
7. Please provide an assessment of the available lineal feet of existing parking along the New River. This assessment should include the number of feet of available parking along the river as well as that proposed for this project. Present this assessment to the Office of Docks and Waterways and Engineering Department for evaluation of the improvements and impacts of this plan.
8. Several connections to the City's stormwater outfall system have been indicated on the Paving and Drainage plan. These connections must be removed.
9. It appears that the landscaped internal medians on S.E. 5 Avenue terminus at the New River and drop off area along the river are to receive type F curb and gutter but this is not noted. Please clarify this issue (Sheet C-3).
10. A note on C-3 indicates F curb and gutter along what appears to be proposed access frontage along S.E. 3 Avenue access roadway. Wouldn't this need to be valley gutter for vehicles to drive up into the accesses areas ?
11. Please discuss what prior review and input has been provided to the City's Parks & Recreation Division regarding lighting, electrical service, irrigation, etc. within the proposed improvements to riverside walk way areas.
12. Please indicate what provisions for sidewalk are planned for along the service drive. It appears that a 3 or 4 foot walkway should be provided on one side of this drive and connect back to riverside walk and S.E. 5 Avenue.
13. A new sidewalk should be designed for south side of S. River Drive along any proposed parking spaces. Pedestrians must have a path to enter this proposed site. It appears that the entire area may be a walkway but notes or hatching should indicate it clearly.

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14. Engineer is directed to review placement of staircase, steps, or other structures which may interfere with existing structures in use along the river. Any proposed facilities in conflict with existing use or structures will have to be relocated as approved by the Parks & Recreation or Docks and Waterways Divisions.
15. Provide an additional gate valve for pressure testing at end of the new 4-inch water service tap at the northwest property corner.
16. Provide accessible ramps at all accesses, building entries, and intersection points complying with ADA for on and off site proposed improvements.
17. Obtain letter of water and wastewater adequacy for service from Maurice Tobon, Project Engineer, in the City's Public Services Department.
18. A staging and storage plan shall be provided to demonstrate placement of contractor materials, equipment, parking, etc. during construction.
19. All other conditions of the Development Agreement previously established but not otherwise revised via the settlement shall be in effect.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** New River Associates, Ltd.

**Case #:** 141-R-96

**Date:** 8-14-01

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Civil plan required showing fire main, hydrants, DDC and FDC's.
- 3) Flow test required.
- 4) The exit stairs do not comply with 3109 SFBC.
- 5) Roof plan required.
- 6) Corridors at residential levels have excessive dead ends. 35 ft max permitted.
- 7) Stair access required by fire fighters form ground floor lobby.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** New River Associates

**Case #:** 141-R-96

**Date:** August 14, 2001

#### **Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

#### **Recommendations:**

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** New River Associates, Ltd.

**Case #:** 141-R-96

**Date:** 8/1/01

**Comments:**

1. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of existing, large desirable trees. Surety may be required for tree relocation and removal. Provide a tree relocation maintenance program to ensure optimum survivability. Verify that all trees which are considered good candidates are relocated. Also, make sure that "equivalent replacement" is provided for trees and palms removed. In addition, verify that all requirements associated with a previous tree relocation program are met.
2. There are street tree requirements for S.E. 3<sup>rd</sup> Ave. Landscape Plan does not appear to indicate a definitive scheme for that area. Provide revision as required (perhaps tall Royal Palms would be appropriate).
3. Additional comments may be made at meeting.

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**Division:** Planning

**Member:** Chris Barton  
828-5849

**Project Name:** New River Associates, Ltd.  
NRV Phase II Amendment

**Case #:** 141-R-96

**Date:** August 14, 2001

#### **Comments:**

This proposal is to amend a previously approved site plan in accordance with a settlement agreement between the owner and the City of Fort Lauderdale, and in accordance with the ULDR of December 1999.

1. None of the proposed changes to the approved plan exceed the amounts allowed under ULDR Section 47-24.2.A.5.
2. Indicate the dimensions of all set backs on sheet A-2.
3. Discuss the head clearance for the underpass adjacent to the restaurant area with the Engineering Representative. It appears as though the clearance is approximately 14'. Provide dimensions on sheet A-13.
4. Indicate all adjacent property lines and show dimensions of all setbacks on each elevation.
5. Show the mass outlines of the S.E. 3rd Avenue Bridge, the County parking garage and the Phase III building on all elevations where appropriate.
6. Provide project's staging and construction phasing plan. Discuss with Engineering Rep. at the meeting.
7. All exterior lights are to be shielded or of a design to prohibit glare onto all adjacent residences.
8. Provide a general text narrative describing the anticipated building operation including but not limited to: security systems, hours of operation for all commercial activities, trash systems, maintenance systems, lighting, rental program and other systems that may apply.
9. Provide colors and materials samples for all exterior elements prior to any required presentation to the City Commission.



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10. Provide a minimum of two aerial photo simulations of the proposed building in context, from the N. E. and the S.W. corners of the site.
11. Additional comments may be forthcoming.

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Division: Police

Member: Robert Dodder  
828-6421 beeper 497-0628

Project Name: New River Associate, Ltd

Case #: 141-R-96

Date: 8/14/01

**Comments:**

1. Stair doors should not allow entry to the building from the exterior at grade.
2. A card reader access control system for the non-public areas is suggested.
3. How will the elevators be controlled from the lobby?
4. How will the elevators be controlled from the parking garage to the resident floors?
5. If the public is to be permitted use of the parking garage, how will the public use be separated from the resident use?
6. How will access to the tenant storage areas be controlled?
7. How will the individual tenant storage unit be designed and secured?
8. C.C.T.V. that is monitored and recorded is suggested.
9. Pedestrian access to the parking garage should be limited to specific location that under actual control.
10. Is manned security planned for this building?
11. If manned security is planned, where is their office located?
12. Response to these comments is to be in a narrative format, on letterhead and signed.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** New River Associates, Inc.

**Case #:** 141-R-01

**Date:** 8/14/01

**Comments:**

1. Dimension loading zones and discuss providing a loading zone for restaurant.
2. Building height required on plan from grade as defined in section 47-2.
3. Provide a copy of the settlement agreement prior to final DRC review.
4. Additional comments maybe added at DRC meeting.